

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

23/36 DALGETY STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

18/1 LUMLEY COURT PRAHRAN VIC 3181	\$200,000	02-Sep-23
27/116 INKERMAN STREET ST KILDA VIC 3182	\$202,000	04-Oct-23
9/82 GREY STREET ST KILDA VIC 3182	\$218,000	25-Aug-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 December 2023



**18/1 LUMLEY COURT PRAHRAN VIC 3181** Sold Price **\$200,000** Sold Date **02-Sep-23**

1 1 1

Distance **1.99km**



**27/116 INKERMAN STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$202,000** Sold Date **04-Oct-23**

1 1 1

Distance **0.81km**



**9/82 GREY STREET ST KILDA VIC 3182** Sold Price **\$218,000** Sold Date **25-Aug-23**

1 1 1

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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